

**COUNTY OF SAN DIEGO
VALLE DE ORO COMMUNITY PLANNING GROUP
P. O. BOX 936
LA MESA, CA 91944-0936**

REGULAR MEETING MINUTES: April 19, 2011

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd
Spring Valley, California 91978-2004

1. CALL TO ORDER: 7:04 PM, Jack L Phillips, Presiding Chair

Members present: Brownlee, Forthun (arrived late), Fitchett, Hyatt, Manning, Millar, Mitrovich, Myers, Phillips, Reith

Absent: Brennan, Feathers, Henderson, Ripperger, Wollitz

2. FINALIZE AGENDA: As Shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: March 15, 2011 VOTE: 7-0-2 to approve.

Abstain: Millar, Mitrovich

5. NEW BUSINESS

a. S2019, S2020 & S2022: Scheduled replacement of sewer lines by Otay Sewer District under Avocado Blvd (between Nabal and Dixieline parking lot); under Louisa Drive; and sections of line under Calavo Drive (between Louisa and Challenge), Challenge Blvd., and Hidden Mesa Road.

KEVIN CAMERON and Mr. RIPPERGER from the Otay Water District introduced the project. The sections that need to be replaced were found via CCTV. The project is expected to last a year. There will be tunneling under Avocado close to where the McDonalds is located. There will also be traffic control and closures during this time.

PAUL MOCHEL, Principal Construction Manager at Valley Construction Management, a subcontractor to Otay, will be the contact while construction is ongoing. They will provide onsite inspectors, distribute flyers to residents and emergency personnel as well as work with the contractor to minimize the disruption to the residents. He explained that the project will be phased as the contractor sees best with the tunneling under Avocado to be done in the summer months. They will resurface the streets to the CalTrans standard and Avocado will be fully resurfaced from Nabal south to the CalTrans ROW. Residents will have access to their homes during the entire construction process. MOCHEL said there might be delays of 5 – 10 minutes while construction is stopped and the steel plates are placed over the trench.

MANNING expressed concern about staging of equipment and the abuses she has witnessed in the area where contractors have illegally used private roads to stage equipment.

CAMERON and RIPPERGER said the contractor would work out those details. Discussion

ensued regarding what is Otay's responsibility and what is the contractor's responsibility.

HYATT asked about the construction time and diameter of the piping. CAMERON indicated that the actual construction time will be 6-9 months. The pipes going under Avocado include both a 15" and 8" while the arterial streets will just have 8" pipes replaced.

MYERS questioned how the contractor will notify emergency personnel of the road closures. MOCHEL said his company will be responsible for all notifications and updates to emergency personnel as road closures/detours take place.

FITCHETT questioned whether there would be any environmental documents prepared for this project. CAMERON said since this project is all within paved streets that no impacts to the environment would be done. PHILLIPS asked about impacts to traffic. CAMERON said the contractor will provide Traffic Control Plans. RIPPERGER said safety will be of utmost importance in this project especially since some of the trenches will be as deep as 30 feet.

PHILLIPS noted his concern regarding road closures and the need to provide residents access to safe alternatives especially if the contractor closes both Challenge Blvd and Calavo Rd. He also wanted to make sure that Otay has fully investigated alternatives to digging to replace these lines (i.e. pipe lining, etc). RIPPERGER ensured the group that they have done the appropriate due diligence for this project.

MYERS asked about moving the pipeline out of the middle of the road in order to provide better access for the residents. CAMERON replied that the middle of the road has been allocated to sewer lines since other utilities are in the sides of the roads as well as setback and gravity issues do not make that possible.

VIRGINIA MCCLELLAN (4180 Calavo Dr) indicated her concern about contamination of the creek running behind her home. CAMERON indicated that the manhole would be capped and diverted while the work is being done, so there should be no contamination.

MOHEL assured the group that any street closures will only be during daytime construction hours – currently from 7am to 4pm Monday through Friday, but they are willing to work with the residents to minimize the impact to their daily lives.

PHILLIPS noted that the Traffic Control Plan was missing from the information provided to the Planning Group and felt the neighbors need to be able to review and scrutinize the Plan.

PHILLIPS moved that the Planning Group keep in contact with Otay during the construction phase of the sewer line replacement and work with them on the Traffic Control Plan as well. MITROVICH seconds. VOTE: 10-0-0.

6. LAND USE

a. P11-014: Major Use Permit for Lamp LS Materials Supply at 1931 Jamacha Road. Includes 3.97 acres on east side of Jamacha Road to store and sell landscape materials, existing buildings, and a landscape plan for the area along Jamacha Road. MANNING introduced and located the project. Mr. Lamp, the applicant, indicated this project would include the following:

1. Adding a 10' wide landscape strip in front of the property
2. Changing the existing fencing to accommodate the new landscaping.

3. The area that used to be a growing grounds for the nursery will be turned into a storage area.
4. No grading or topography changes will be made
5. The existing sign at the corner will be removed and replaced with a 5' X 10' sign that will match the second sign that will be place 30' north of the existing bldg.
6. Hours of operation will continue to be the same Weekdays 7-5, Sat 8-3 and no Sun hours.
7. No nighttime lighting or speakers will be added to the property
8. The existing driveway will stay and service the landscape business

MILLAR questioned if the sight lines along the road to the entrance to the church will be hindered. Lamp said the setbacks will remain the same and will not hinder the site lines.

JOHN CLOUD, 2094 Willow Glen Dr, supports this MUP.

MANNING moved to approve this MUP as is. MITROVICH seconds. VOTE: 10-0-0.

b. S96-056M2: Site Plan Modification for an existing monument sign at 12098 Fury Lane on the north side of Jamacha Road immediately east of Fury Lane (Union Bank sign).

FITCHETT located the project and distributed the submitted drawing and pictures of the sign. He indicated that Union Bank wants to legalize the sign. They will get rid of the top piece, add a rock facing to the bottom of the sign and paint the metal around the sign to match the building behind it. Discussion ensued regarding signs along Jamacha Blvd.

FITCHETT moved to approve the sign to be modified as shown on the drawing. PHILLIPS seconds. VOTE: 9-1-0, MYERS dissenting.

7. NEW BUSINESS: none

8. CHAIRMAN'S REPORT – PHILLIPS requested to be reimbursed \$176.00 for the P.O. Box renewal. REITH moves, MITROVICH seconds. VOTE: 10-0-0.

BROWNLEE reviewed the Supervisors request to have county staff prepare options for revamping the Equine Ordinance for the County. Once the ordinance is redone, the group will be allowed to comment.

PHILLIPS indicated that a Report on the Redistricting Boundaries is available for review. He also received a letter from the TAC recertifying the 40/45 MPH segments on Hillsdale Road from Jamacha to Willow Glen.

PHILLIPS discussed the recent Board of Supervisors meeting and the negative effect it will have on our planning area in regards to multifamily units being allowed in Single Family zoning.

10. ADJOURNMENT: 8:47 PM

Respectfully submitted, Susan Brownlee